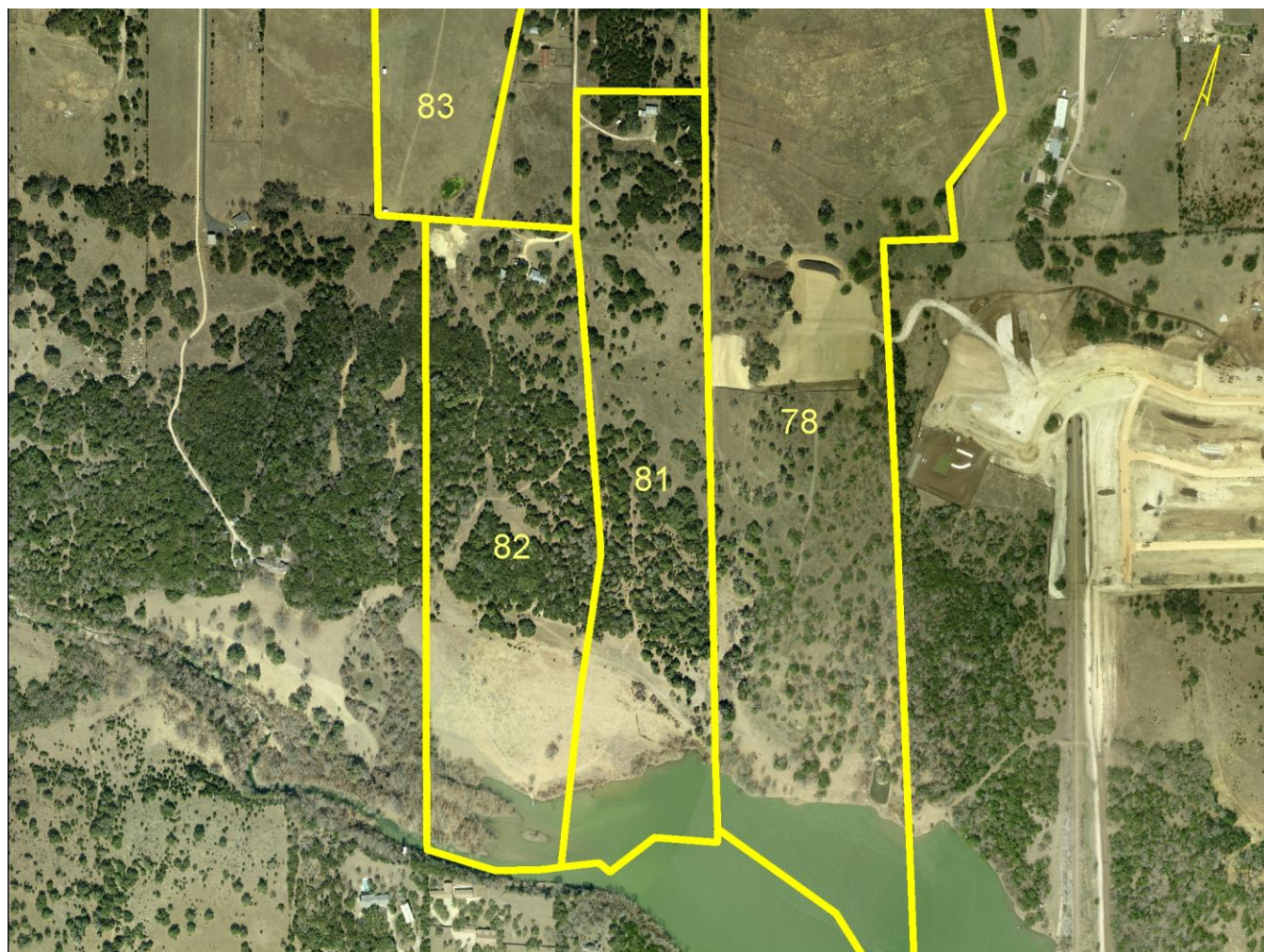


## Site 81



## Extra-Territorial Jurisdiction (ETJ) in Southeastern Leander

The information contained herein is from sources deemed reliable, but no guarantee is made or responsibility assumed by the City of Leander Economic Development Department as to its accuracy.

**40.2 Acres/16.3 Hectares  
Cluck-Brown Property**

**Site 81**

|                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                     |                                                                                                |                                                                                                                                               |                                                                                                                                                    |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Property</b>                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                     |                                                                                                |                                                                                                                                               |                                                                                                                                                    |
| Total Acreage: <b>40.2 acres/16.3 hectares</b>                                                                                                                                                                                                                                                                                                                                                                                                              |                                                     |                                                                                                | Map: <b>MAPSCO Austin 2006 Street Guide, pg. 343, Sec. K</b>                                                                                  |                                                                                                                                                    |
| <b>Location</b>                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                     |                                                                                                |                                                                                                                                               |                                                                                                                                                    |
| City: <b>Leander</b>                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                     |                                                                                                | County: <b>Williamson</b>                                                                                                                     |                                                                                                                                                    |
| Address/Directions: <b>10870 East Crystal Falls Parkway, <a href="http://www.wcad.org">www.wcad.org</a> tax id#: R031206 R-17-W000-3000-0003-B005</b>                                                                                                                                                                                                                                                                                                       |                                                     |                                                                                                |                                                                                                                                               |                                                                                                                                                    |
| Within City Limits: <b>No</b>                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                     |                                                                                                | Distance from City Limits: <b>202 feet/61.6 meters</b>                                                                                        |                                                                                                                                                    |
| Distance to US Highways: <b>2,500 feet/762 meters</b>                                                                                                                                                                                                                                                                                                                                                                                                       |                                                     |                                                                                                | Type of Zoning: <b>Extra-Territorial Jurisdiction (ETJ)</b>                                                                                   |                                                                                                                                                    |
| Distance to Interstate Highways: <b>9 miles/14.5 kilometers</b>                                                                                                                                                                                                                                                                                                                                                                                             |                                                     |                                                                                                |                                                                                                                                               |                                                                                                                                                    |
| <b>General Site Information</b>                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                     |                                                                                                |                                                                                                                                               |                                                                                                                                                    |
| Previous Use of Site: <b>Open Farm Land</b>                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                     | General Condition: <b>Excellent</b>                                                            |                                                                                                                                               | Dimensions: <b>3,134 x 530 feet/955 x 162 meters</b>                                                                                               |
| Soil Composition (based upon USDA, Soil Conservation Service, Soil Survey of Williamson County, Issued January of 1983):<br><b>Denton-Eckrant-Doss: moderately deep, shallow and very shallow, calcareous, clayey, cobbly, and stony soils formed in indurated fractured limestone or limey earths; on uplands with rocky, hilly, 1 to 5 percent slopes</b>                                                                                                 |                                                     |                                                                                                | Shrink/Swell Capacity: <b>Moderate to Very High with a high risk of corrosion for uncoated steel and a low risk of corrosion for concrete</b> |                                                                                                                                                    |
| Adjoining Acreage Available: <b>Yes</b>                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                     | Can Site Be Divided: <b>No</b>                                                                 |                                                                                                                                               | Lot Size: <b>Not Applicable</b>                                                                                                                    |
| <b>Improvements</b>                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                     |                                                                                                |                                                                                                                                               |                                                                                                                                                    |
| Road Distance to Rail: <b>1.5 miles/2.4 km</b>                                                                                                                                                                                                                                                                                                                                                                                                              |                                                     |                                                                                                | Name of Railroad: <b>Union Pacific, Southern Pacific, Capital Metro Commuter Rail</b>                                                         |                                                                                                                                                    |
| Proximity to Port(s): <b>Three (3) hours to Port of Houston</b>                                                                                                                                                                                                                                                                                                                                                                                             |                                                     |                                                                                                | Other Improvements: <b>Not Applicable</b>                                                                                                     |                                                                                                                                                    |
| Fenced: <b>Yes</b>                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                     |                                                                                                | Landscaped: <b>No</b>                                                                                                                         |                                                                                                                                                    |
| Located within an Industrial Park: <b>No</b>                                                                                                                                                                                                                                                                                                                                                                                                                |                                                     |                                                                                                | Type of Business: <b>Not Applicable</b>                                                                                                       |                                                                                                                                                    |
| Deed Restriction(s): <b>No</b>                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                     |                                                                                                | Covenants: <b>No</b>                                                                                                                          |                                                                                                                                                    |
| <b>Utilities</b>                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                     |                                                                                                |                                                                                                                                               |                                                                                                                                                    |
| City of Leander Services: <b>Department of Engineering, (512) 528-2700</b>                                                                                                                                                                                                                                                                                                                                                                                  |                                                     | Water - Size of Nearest Line: <b>24 inches/61 cm</b><br>Pressure: <b>88 psi/607 kilopascal</b> |                                                                                                                                               | Sewer - Size of Nearest Line: <b>8 inches/20.32 cm with significant infrastructure improvements completed in 16 months</b>                         |
| Electric Service: <b>Pedernales Electric Cooperative (PEC)</b>                                                                                                                                                                                                                                                                                                                                                                                              | Phone: <b>(830) 868-6041</b>                        | Facs: <b>(512) 268-0328</b>                                                                    |                                                                                                                                               | Email: <b><a href="mailto:Trista.fugate@peci.com">Trista.fugate@peci.com</a></b>                                                                   |
| Natural Gas Service: <b>ATMOS Energy, (512) 310-3810</b>                                                                                                                                                                                                                                                                                                                                                                                                    | Size of Nearest Line: <b>8 inch/20.3 cm Poly II</b> |                                                                                                | Pressure: <b>Intermediate Pressure at Crystal Falls Pkwy. and CR 271</b>                                                                      |                                                                                                                                                    |
| Telecommunication Service: <b>AT&amp;T and/or SuddenLink</b>                                                                                                                                                                                                                                                                                                                                                                                                | Phone: <b>(512) 870-4430 and/or (979) 595-2424</b>  | Facs: <b>(512) 870-4475 and/or (979) 595-2445</b>                                              |                                                                                                                                               | Email: <b><a href="mailto:mm2741@att.com">mm2741@att.com</a> and/or <a href="mailto:Joe.Bethany@suddenlink.com">Joe.Bethany@suddenlink.com</a></b> |
| Solid Waste Disposal: <b>Clawson Disposal, Inc.</b>                                                                                                                                                                                                                                                                                                                                                                                                         | Phone: <b>(512) 259-1709</b>                        | Facs: <b>(512) 746-5807</b>                                                                    |                                                                                                                                               | Email: <b><a href="mailto:clawsondisp@earthlink.net">clawsondisp@earthlink.net</a></b>                                                             |
| <b>Sales Information</b>                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                     |                                                                                                |                                                                                                                                               |                                                                                                                                                    |
| Contact: <b>Ms. Tammy J. Walker</b>                                                                                                                                                                                                                                                                                                                                                                                                                         | Phone: <b>(512) 947-1515</b>                        | Facs: <b>(512) 259-0076</b>                                                                    | Email: <b><a href="mailto:tammy@synterragroup.com">tammy@synterragroup.com</a></b>                                                            | Web Site: <b><a href="http://www.synterragroup.com">www.synterragroup.com</a></b>                                                                  |
| Sales Price: <b>\$1.15 per square foot</b>                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                     |                                                                                                | Lease Price: <b>Not Applicable</b>                                                                                                            |                                                                                                                                                    |
| Comments: <b>This future site is located across the street from Leander's newest middle and high school. It is also adjacent to Centex Homes' proposed 237 acre/96 hectare master planned residential community. The southern end of the property borders Block House Creek and the property offers an ideal location for single-family or multi-family residential. This site may also be conducive for a "religious location" or "spiritual retreat."</b> |                                                     |                                                                                                |                                                                                                                                               |                                                                                                                                                    |